

ARTICLE VI: DEFINITIONS

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Chapter 18.260

Definitions

18.260.010 Purpose and Applicability

For the purposes of the Subdivision Code, certain words, phrases and terms used herein shall have the meaning assigned to them by this Article, except that definitions derived from State and Federal regulations that are referenced herein shall have the meaning contained in the referenced regulations.

For general terminology used throughout the Subdivision Code, refer to [Section 18.060.030 Rules and Interpretations](#). For terminology used in the Subdivision Code but not defined in this Title, the definitions used elsewhere in the Riverside Municipal Code, the Building Code or accepted dictionaries of the English language shall govern.

18.260.020 “A” Definitions

Advisory Agency	means the Approving and Appeal Authority charged with the duty of making investigations and reports on the design and improvement of proposed divisions of real property, the imposing of requirements or conditions thereon, or having the authority to approve, conditionally approve or disapprove maps or permits pursuant to this Title.
Alley	means a public way permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.
Arterial street	means a street which, because of its design and location with respect to other streets and other sources of traffic, is used to carry relatively heavy volumes of traffic through the City and between districts of the City, or as an approach to a freeway. See the Master Plan of Roadways for the location of arterial streets in the City.

18.260.030 “B” Definitions

Block	means an area of land within a subdivision entirely bounded by streets, or bounded in part by streets and in part by the exterior boundary of the subdivision. <i>See definition in Title 19.</i>
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18.260.040 “C” Definitions

City Engineer	is the Public Works Director who is the duly appointed and acting head of the Public Works Department or the authorized designee of the Public Works Director.
City Surveyor	is the duly appointed Surveyor for the City of Riverside or his or her acting designee.
Collector Street	means a street for traffic moving between arterial and local streets, generally providing direct access to properties. <i>See definition in the General Plan.</i> See the Master Plan of Roadways for the location of collector streets in the City.
Community Apartment Project	means a development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon (California Civil code § 1351 (d)). <i>See definition in Title 19.</i>
Condominium Map	see Tentative Condominium Map .

Condominium Project	means a development consisting of condominium units established in conformance with State law. <i>See definition in Title 19 and the General Plan.</i>
Cul-de-sac	means a street having only one outlet for vehicular traffic and ending in a turnaround.

18.260.050 “D” Definitions

Design	means: <ul style="list-style-type: none">A. Street alignments, grades and widths;B. Drainage and sanitary facilities and utilities, including alignments and grades thereof;C. Location and size of all required easements and rights-of-way;D. Fire roads and firebreaks;E. Lot size and configuration;F. Traffic access;G. Grading;H. Land to be dedicated for park or recreational purposes; andI. Such other specific requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.
Designated Remainder	means a portion of any unit or units of improved or unimproved land which is not divided for the purpose of sale, lease or financing.

18.260.060 “E” Definitions

Environmental Subdivision	see Tentative Environmental Subdivision Map .
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18.260.070 “F” Definitions

Flag Lot	see lot, corridor access .
Freeway	means a divided highway for through traffic with full control of access, with grade separations at all intersections and in respect to which the owners of abutting lands have no direct right or easement of access to or from their abutting land. A freeway is not a street for the purposes of this Title. <i>See definition in Title 19.</i>
Frontage Road	means a street which, for its entire length, borders on another street with which it has a common side line, and to which it is accessory, and which provides access to abutting properties and separation from through traffic. The term also includes service road and border road.

18.260.080 “G” Definitions

General Plan	means the General Plan of the City of Riverside, adopted pursuant to the California Government Code Section 65301 et seq. and adopted by the Riverside City Council. <i>See definition in the General Plan.</i>
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18.260.090 “H” Definitions

Highway	means a major or arterial street.
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18.260.100 “I” Definitions

Improvement	refers to such street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of a final or parcel map. "Improvement" also refers to such other specific improvements or types of improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, or by a combination thereof, is necessary or convenient to ensure conformity to or implementation of the general plan or any specific plan.
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18.260.110 “J” Definitions**18.260.120 “K” Definitions****18.260.130 “L” Definitions**

Linkages	means open space connection for purposes of habitat connectivity, trail connection or a combination of the two. A linkage that provides habitat connectivity will be a connection between habitat area with adequate size, configuration and vegetation characteristics to generally provide habitat for subject wildlife and plant species. A linkage may include sufficient area to buffer the linkage use from surrounding land uses; linkage buffers may serve as flood overflow areas or other uses compatible with the site specific purpose of the linkage. Dimensions of a linkage will depend on site-specific linkage purposes and available open space. See definition in the General Plan.
Local Street	means a street providing direct access to properties and designed to discourage through traffic.
Lot	means a parcel of land under one uniform ownership used or capable of being used in accordance with the regulations of this Title and of Title 19 of this Municipal Code means a legally recognized parcel of land abutting on one or more streets.
Lot Consolidation	means the merger of existing lots or parcels into fewer lots or parcels.
Lot, Corridor Access	means a lot with access to a public street or City-approved private street by means of a corridor having less than the required lot width, with a minimum width of twenty (20) feet and a building pad located behind at least one of the proposed existing or potential building pads on an adjoining lot to either side. The term also includes flag lot and panhandle lot. For information on the development standards for a corridor access lot see 18.210.080 E.
Lot Line Adjustment	means the modification of a boundary line or lines between two or more existing adjacent lots or parcels where no additional lots or parcels are created.
Lot, Reverse Frontage	means a lot bordering on streets along both its front and rear property lines, also referred to as through lot, backup lot, and double frontage lot.
Lot, Side-on	means a lot which sides on a highway and fronts on a minor street, cul-de-sac, or other highway.

18.260.140 “M” Definitions

Median means a strip of land within a street right-of-way designed to separate opposing lanes of traffic, which may be designed to be planted with trees or otherwise landscaped, and which may provide stacking space and protection for vehicles about to make left turns.

18.260.150 “N” Definitions

Nonaccess Barrier Strips means a strip of land generally one (1) foot in width at the terminus of a public street where said street abuts an adjacent undeveloped parcel. Said strip is offered but not accepted for dedication as a public street and therefor prohibits access to the undeveloped parcel until such time as the parcel is developed in accordance with City standards. At that time the City accepts the barrier strip as a public right-of-way thereby granting access to the adjacent parcel.

Not A Part (NAP) see [Designated Remainder](#).

18.260.160 “O” Definitions

18.260.170 “P” Definitions

Panhandle Lot See lot, corridor access.

Parcel Map see [Tentative Parcel Map](#).

Parkway means the landscaped area lying between the curb of an improved street and the sidewalk when the sidewalk is located at the property line. The area along a curb is generally reserved for parallel parking hence the term parkway.

Pedestrian Way or Walkway means a public way designed for use by pedestrians which is not intended for use by automotive vehicles of any kind, and which is not located within a street right-of-way, and whose width is typically between 4 feet and 20 feet.

Planned Street Line means the boundary line of a street, determined on the basis of the general plan or a specific plan, and adopted by the City Council to establish the planned maximum width of an existing street or to establish the ultimate right-of-way of a proposed street.

Planning Director means the duly appointed and acting head of the Planning Division.

Planting Strip means a strip of land within a street right-of-way which separates the roadway from a sidewalk and/or a property line, or a strip of land within a street right-of-way which is designed to separate a frontage road from a highway, and which in either case is to be planted with trees or otherwise landscaped.

Private Drive means a secondary source of vehicular access and limited internal circulation contained within a residential project with the intention of providing access to off-street parking areas and various other project facilities and solely under private ownership.

Private Street means a primary source of vehicular access and internal circulation contained entirely within in a residential development and solely under private ownership.

Public Right of Way means any place which is dedicated to use by the public for pedestrian and vehicular travel, and includes, but is not limited to, a street, sidewalk, curb, gutter, crossing, intersection, parkway, median, highway, alley, lane, mall court, way, avenue, boulevard, road, roadway, viaduct, subway, tunnel, bridge, thoroughfare, park square, and other similar public way.

18.260.180 “Q” Definitions**18.260.190 “R” Definitions**

Reversion to Acreage Map see [Tentative Reversion to Acreage Map](#).

18.260.200 “S” Definitions

Safety Lighting means the level of light necessary for nighttime safety of outdoor areas.

Sidewalk means a paved way designed for use by pedestrians which is typically located within a street’s right-of-way between a landscaped planting strip and an individual property line.

Slope, Average Natural means the average natural inclination of the ground surface of a lot or parcel expressed as a percent and as measured by the formula indicated in Section 19.100 of the Zoning Code.

Specific Plan means a tool authorized by Government Code §65450, et. Seq. For systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development and use of natural resources and a program of implementation measures., including financial measures pursuant to Government Code 65451. *See definition in Title 19.*

Stacking Space means a space within the traveled roadway of a street designed to provide a protected rest space for vehicles awaiting a through or turning movement at a street intersection.

Street means a public way **or City approved private way** designed primarily for vehicular traffic, whether designated as a street, arterial, highway, thoroughfare, road, avenue, boulevard, lane, place, or other designation, but not including an alley.

Street, Curve means a street where the deflection in the street direction causes the need for a centerline radius of 20 to 60 degrees for topographical or design needs of the subdivision. Curvilinear streets are not street curves for purposes of this definition.

Street, Knuckle means the area where two streets meet in termination and the angle of deflection between the two centerlines of the streets range from 60 to 100 degrees. For reference see City Standard Drawing Number 104.

Stock Cooperative means a development in which a corporation hold Title to, either in fee simple or for a term of years, improved real property, a majority of the shareholders of the corporation receive a right of exclusive occupancy in a portion of the real property. The owners' interest in the corporation, whether evidenced by a share of stock, a certificate of membership, or otherwise, shall be deemed to be an interest in a common interest development and a real estate development for purposes of subdivision (f) of Section 25100 of the Corporations Code.

A "stock cooperative" includes a limited equity housing cooperative which is a stock cooperative that meets the criteria of Section 33007.5 of the Health and Safety Code. *See definition in Title 18.*

Subdivider means a person, firm, corporation, partnership or association which proposes to divide, divides, or causes to be divided real property into a subdivision for themselves or for others, except that employees and consultants of such persons or entities, acting in such capacity, are not “subdividers.”

Subdivision means the division of any improved or unimproved land, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1350 of the California Civil Code, or a community apartment project, as defined in Section 11004 of the California Business and Professions Code. Any conveyance of land to a governmental agency, public entity or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" shall not include the financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks; mineral, oil or gas leases; or land dedicated for cemetery purposes under the Health and Safety Code of the State.

18.260.210 "T" Definitions

Tentative Condominium Map means a map of a [condominium project](#), [community apartment project](#) or the conversion of five or more existing dwelling units to a [stock cooperative](#).

Tentative Environmental Sub-division Map means a subdivision of land pursuant to this division for biotic and wildlife purposes that meets all of the conditions specified in subdivision [18.080.080 Tentative Environmental Subdivision Maps](#).

Tentative Map means tentative tract, parcel, vesting, reversion to acreage, condominium and environmental subdivision maps.

Tentative Parcel Map means a map made for the purpose of showing the design and improvement of a proposed subdivision pursuant to A - D of [18.080.030 Tentative Tract Maps Required](#) of this Title and the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

Tentative Reversion to Acreage Map means a map of subdivided real property to be reverted to acreage.

Tentative Tract Map means a map made for the purpose of showing the design and improvement of a proposed subdivision and the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property (California Government Code § 66424.5).

Tentative Vesting Map means a map which meets the requirements of a Tentative Tract Map and §§ 66452 of the California Government Code (California Government Code § 66424.5).

Trails means hiking, biking or equestrian trails, as indicated in the General Plan or a Specific Plan, and as further defined by the City during the development review process.

18.260.220 "U" Definitions

18.260.230 "V" Definitions

Vertical Subdivision means a subdivision in which the air space above the property is divided for the purpose of sale or for the conveyance of an undivided interest coupled with the right of exclusive occupancy. The term also includes condominium projects as defined in California Civil Code Section 1350, and community apartment projects as defined in California Business and Professions Code Section 11004.

Vesting Map see [Tentative Vesting Map](#).

18.260.240 “W” Definitions**18.260.250 “X” Definitions****18.260.260 “Y” Definitions****18.260.270 “Z” Definitions**

Zoning Administrator

The Planning Director or his or her designee who is authorized to act as the Zoning Administrator according to the procedures set forth in the California Government Code and this Title. *See definition in Title 19.*